

## FORM A - AREA

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

### Photograph



Photo 1. 17 and 15 Linden Av (L to R): View northeast

Assessor's Sheets USGS Quad Area Letter Form Numbers in Area

4

Salem

BEV.  
AT

BEV.1207 -  
1212

**Town/City:** Beverly

**Place** (*neighborhood or village*):  
Goat Hill

**Name of Area:** Linden Avenue - Porter Street Area

**Present Use:** residential

**Construction Dates or Period:** ca. 1886 – ca. 1930

**Overall Condition:** good

**Major Intrusions and Alterations:**  
Artificial siding

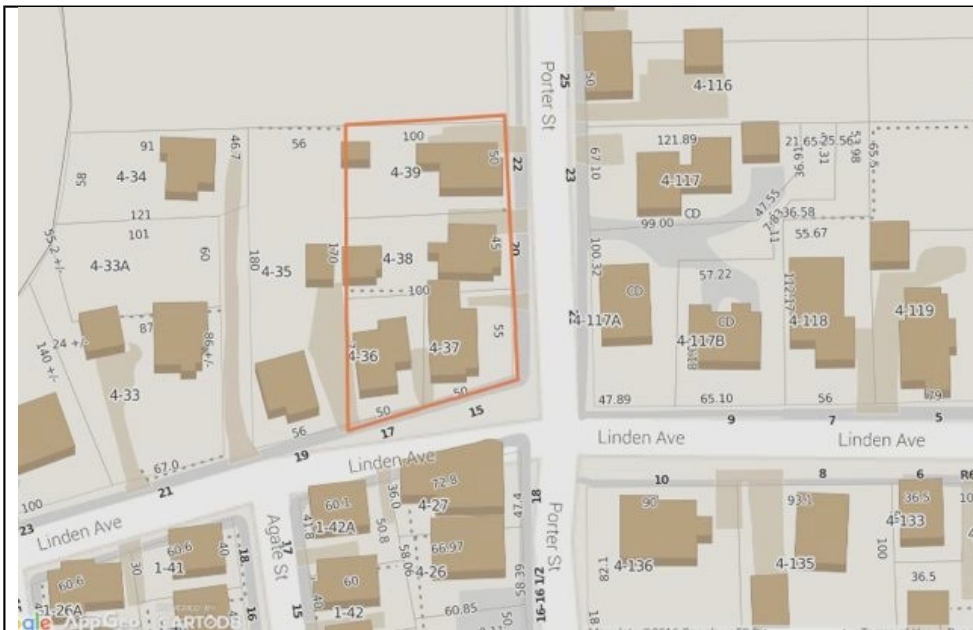
**Acreage:** 0.35 acres

**Recorded by:** Wendy Frontiero and Pamela Hartford

**Organization:** Beverly Historic District Commission

**Date** (*month/year*): September 2016

### Locus Map (north at top)



see continuation sheet

# INVENTORY FORM A CONTINUATION SHEET

BEVERLY LINDEN AV-PORTER ST AREA

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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Recommended for listing in the National Register of Historic Places.

*If checked, you must attach a completed National Register Criteria Statement form.*

*Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.*

## ARCHITECTURAL DESCRIPTION

*Describe architectural, structural and landscape features and evaluate in terms of other areas within the community.*

The Linden Avenue – Porter Street Area is a small district composed of four residential properties. It occupies the northwest corner of the intersection of Linden Avenue (running east/west) and Porter Street (running north/south) in the Goat Hill neighborhood of Beverly. Goat Hill occupies a small protuberance at the mouth of the Bass River on Beverly Harbor; at its closest point, the river is approximately 210 feet from the Linden Avenue – Porter Street area. The tracks of the Eastern Railroad (now the MBTA commuter rail) run north/south approximately one-tenth of a mile from the area. Gillis Park, a three-acre open space, abuts the northern edge of the area. Topographically, the intersection of Porter Street and Linden Avenue is the high point of the district, with the gradient sloping gradually down to the north along Porter Street and more steeply down to the west along Linden Avenue.

The four residential buildings in the Linden Avenue – Porter Street Area are L-shaped and 1 ½ stories in height, with a granite rubble foundation, wood-frame construction, and gable roofs. All were constructed in the Italianate style ca. 1886-93. At least one early outbuilding, a garage, survives. The buildings retain integrity of form, setting, and character, and represent one of the most intact groupings of historic architecture in the Goat Hill neighborhood.

The houses are set close to the street, usually with narrow side setbacks. (The relatively wide side yard at 15 Linden Street is lined with a tall hedge at the street frontages.) The form for all four houses is identical: an L-shaped structure with a gable end to the street and a one story bay window (either angled or rectangular) with a hip roof that extends to shelter an offset entrance, where it is supported by an elaborately carved bracket. A one-story porch with a low hip roof occupies the inside corner of the L; this space has been enclosed at 15 Linden Avenue and 22 Porter Street (Photos 4 and 7). At 17 Linden Avenue and 20 Porter Street, the side porch has a secondary entrance facing the street. A narrow one-story rear extension seems to be original on all four buildings (Photos 3 and 6). 22 Porter Street has been altered to provide a large shed dormer at the back of its left (south) side and a smaller shed dormer towards the front of its right (north) side. A variety of small rear additions and-or back decks appears on all of the houses.

Exterior elevations are clad with vinyl siding (17 Linden and 20 Porter) or wood shingles (15 Linden and 22 Porter). Walls are trimmed with simple fascia boards at the horizontal and raking eaves; roofs terminate in gable returns on both wings. 22 Porter displays a narrow open railing serving as the fascia for its front bay window and entrance hood; the other three buildings have solid fascia boards in this location. Windows are typically 2/2 or replacement sash with molded casings. New sash generally takes the form of casement and modern bay windows on side and rear elevations.

The half story of each front gable end features paired windows. The gable ends of the side wings display a single window centered in each story. Fenestration on the long left side of each house has been altered to various degrees on most of the buildings. 20 Porter Street appears to remain intact, with a small, almost square, Queen Anne window placed high in the front-most bay, and two 2/2 windows towards the back of the elevation. 15 and 17 Linden Avenue display a Queen Anne side window, also, consisting of a large center pane outlined by a row of small square panes.

The most distinctive outbuilding on the four properties is a garage attached to the basement level at the back of 15 Linden Avenue, facing Porter Street (Photo 5). This small structure rises one story to a low hip roof. Constructed of concrete block detailed to look like rusticated stone, it has modern, double-leaf, hinged doors centered in the Porter Street facade. The driveway is turf with concrete tracks. An early garage at 20 Porter Street was re-built on the same footprint in the early 21<sup>st</sup> century.

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## HISTORICAL NARRATIVE

*Explain historical development of the area. Discuss how this relates to the historical development of the community.*

The Linden Avenue – Porter Street Area is a small cluster of working class housing in the Goat Hill neighborhood of Beverly, which was rapidly and densely built up in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. To the east of Goat Hill, fishing and maritime trades flourished after the Revolutionary War at the wharves on Beverly Harbor between Tuck's Point and the Essex Bridge (between Beverly and Salem, 1788). The Goat Hill neighborhood was apparently still considered isolated enough for siting of the town almshouse (and its working farm) in 1803 (14 Summit Avenue; see form). The arrival of the Eastern Railroad in Beverly in 1839 prompted industrialization of the areas around Cabot and Rantoul streets and the construction of workers housing between Cabot Street and the Bass River waterfront. A horse car-drawn street railway along Cabot Street connected downtown Beverly and Salem in 1863, followed by the electric trolley in 1884, which facilitated commutes to nearby cities.

The waves of immigrants housed on Goat Hill began with the Irish in the 1840s and 50s and expanded at the end of the century to include Italians, Germans, Scandinavians, Greeks, and eastern European Jews. New streets were laid out on Goat Hill in the late 19<sup>th</sup> century, and workers' housing was infilled. The 1852 map of Beverly shows most of Goat Hill west of the railroad tracks undeveloped, with the exception of a cluster of buildings along the water south of Congress Street. By 1875, Linden Avenue was laid out from Wellman to Porter streets, and Porter Street extended between Congress Street and the Bass River.

In 1880, the land occupied by the Linden Avenue – Porter Street Area was owned by the W. E. Webber Estate. Benjamin Webber owned a tannery at the northwest corner of Congress and Porter streets and other undeveloped land near the riverfront. In 1884, the land west of Porter Street, between Congress Street on the south and School Street on the north was still undeveloped, and Linden Street still ended at Porter Street. Between 1884 and 1897, however, a new network of streets was laid out west of Porter Street, with Cliff Street at the south and Linden Street pushed westward, both connecting to the new cross streets of Jasper and Agate streets, which by 1897 were partially developed with small houses on small lots.

The four houses in the Linden Avenue – Porter Street Area were likely constructed concurrently between 1886 and 1893, when the directories show that Linden Avenue was extended from Porter Street to the Bass River. The buildings were probably a speculative development, initially rented out, as all four are shown as owned by William Stopford in 1897. Stopford was a partner in Stopford & Dodge, fish dealers on Cabot Street; Stopford & Lamasney, another fish business, in Beverly Farms; and Beverly Storage Warehouse on Rantoul Street. The earliest known resident in this group of houses was George W. Blake, an engineer working in Salem, who lived at 22 Porter Street in 1893. In 1903, these properties were occupied by Charles W. Torrey, fisherman (15 Linden), Joseph Thompson, blacksmith (17 Linden), Frank O. Brown, machinist (20 Porter), and George W. Blake, now a clerk at Stopford & Dodge (22 Porter).

By 1907, 20 and 22 Porter Street had been sold to Frank Brown and Jennie E. Blake, respectively; Stopford retained ownership of the two Linden Avenue houses. In 1919, the Linden Avenue houses were vacant but identified as owned by "Welch", thought to be James J. Welch of James J. Welch & Co., general contractors and masons. The Porter Street houses were occupied in 1919 by Frank O. Brown, a machinist at Wilton Tool Co. in Boston, and his wife Nellie at #20; and George W. Blake again at #22, at that time a janitor at the nearby Edwards School.

Residents of the Linden Avenue – Porter Street Area tended to be long-term. In 1940, occupants included the following: at 15 Linden Avenue, Costa K. Kleemola, a diesetter at United Shoe Machinery Corp., and his wife Arma; at 17 Linden, Gustav Norbaka, employed at A. C. Lawrence Co., Peabody, and his wife Hilda; at 20 Porter, Mrs. Nellie A. H. Brown, widow of Frank O. Brown; and at 22 Porter, Holten G. Boardman, a janitor at the Prospect School, with his wife Inez and daughter Jean, a high school student.

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The Kleemola family continued to occupy 15 Linden Street at least through 1994; Lauri J. Kleemola was employed at the United Shoe Machinery Corporation. Members of the Norbaka family remained at 17 Linden Avenue at least through 1965; Sigrid Norbaka was an office secretary in Swampscott in 1965. The Donahue family lived at 20 Porter Street through at least 1965; Timothy Donahue was a machine operator at USMC in 1955; his widow Kathryn was employed as a cafeteria worker at Memorial Junior High School in 1965. 22 Porter Street was occupied by Michael Mirandi and his wife Carmela in 1955 and 1965. In the former year, Mr. Mirandi was employed at Metal Hydrides, Inc., nearby on Congress Street; by 1965, he was a firefighter with the city. (Descendants of the Kleemola, Norbaka, and Mirandi family still live in the Linden Avenue - Porter Street Area; the Donahue family resided here until the early 21<sup>st</sup> century.)

## BIBLIOGRAPHY and/or REFERENCES

Beverly city directories, 1875 – 1965.

Commonwealth of Massachusetts, Southern Essex District Registry of Deeds: Book 12362, Page 404; Book 4750, Page 360; Book 3744, Page 139, Book 2609, Page 123

Hepler, Margaret. *Beverly; Historic Cultural Resources Survey, 1992-93; Final Report*. June 1993.

Historic maps and atlases: 1852 (H. F. Walling), 1872 (Beers), 1880 (G. M. Hopkins); 1884, 1897 and 1907 (George H. Walker), 1919 (Yeager-Klinge)

Massachusetts Historical Commission. *Reconnaissance Survey Town Report: Beverly*. 1986

## AREA DATA SHEET

MHC #	Parcel ID	Street Address	Historic Name	Date	Style
BEV.1207 BEV.1208	4-37	15 Linden Av	Charles W. Torrey House Garage	1886-93 ca. 1930	Italianate utilitarian
BEV.1209	4-36	17 Linden Av	Joseph Thompson House	1886-93	Italianate
BEV.1210 BEV.1211	4-38	20 Porter St	Frank O. Brown House Garage	1886-93 early 21 <sup>st</sup> c	Italianate utilitarian
BEV.1212	4-39	22 Porter St	George W. Blake House	1886-93	Italianate



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## SUPPLEMENTARY IMAGES



Photo 2. 20 and 22 Porter St (L to R): View northwest



Photo 3. 17 Linden Av: South (façade) and east elevations



Photo 4. 15 Linden Av: South (façade) and east elevations



Photo 5. 15 Linden Av garage: East (façade) elevation

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Photo 6. 20 Porter Street: South and east (façade) elevations



Photo 7. 22 Porter St: East (façade) and north elevations

